

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 693

Case No. 90-18C

(PUD & Map Amendment @ 2129

Wyoming Avenue, N.W.)

May 13, 1991

The application in Zoning Commission Case No. 90-18C was filed on August 1, 1990, and is a request of the Kalorama Heights Limited Partnership and Tricon Enterprises for consolidated review and approval of a Planned Unit Development (PUD) and a related zoning change from D/R-1-B to R-5-C at 2129 Wyoming Avenue, N.W. (lots 46 & 86 in Square 2527).

The PUD site is in that portion of Square 2527 that is bounded by Kalorama Road to the north, Wyoming Avenue to the south, Connecticut Avenue to the east, and Thornton Place to the west. The PUD site presently contains a vacant, delapidated three-story building, is zoned D/R-1-B, and measures 16,200 square feet in land area.

The Generalized Land Use Map adopted pursuant to Section 1136(b) of the land use element of the Comprehensive Plan generally depicts a land use objective for the site within the moderate density residential land use category.

The applicants request rezoning of the site to R-5-C zone district to enable construction of a six-story residential condominium building. The building would have a height of sixty feet, a gross floor area of 45,360 square feet, floor area ratio (FAR) of 2.8, lot occupancy of approximately 48 percent, and 26 below-ground parking spaces.

The D (diplomatic overlay) District permits the location of chanceries subject to the disapproval of the Board of Zoning Adjustment (BZA). That district is mapped in combination with another district, and the provisions of both districts apply.

The R-1-B District permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot area of 5,000 square feet, a minimum lot width of 50 feet, a maximum lot occupancy of forty percent, and a maximum height of three stories/forty feet.

The PUD standards for the R-1-B District permit a total residential FAR of 0.4 and a height of 40 feet. No non-residential use or FAR is permitted. A minimum site area of two acres (87,120 square